THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219239**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $685,000.00. Affiant Subscribed and sworn to before me, this 14th day of February, 2019. Notary Public My Commission Expires: _

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Karen Johnson Davidson County
Batch# 196646 DEEDWARR
02/19/2019 03:36:21 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20190219-0015045

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julia Alexandra Caldwell P.O. Box 1055 Anderson, SC 29622	New Owner	Tax Parcel ID No. 093-09-0C-023.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vernetta L. Harris, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julia Alexandra Caldwell, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit 505 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781 amended in Instrument Number 20160614-0060193, in the Register's Office for Davidson County, Tennessee, and subject to the provision and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Vernetta L. Harris, unmarried by Special Warranty Deed from Laurel Property, LLC, a Delaware Limited Liability Company, recorded on the 5th day of January, 2015 in Instrument No. 20150105-0000995, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20120216-0013756 .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140718-0063781 amended at Instrument No. 20160614-0060193.

Grant of Easement as set forth in instrument recorded in Instrument No. 20140924-0087646.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No. 20130122-0006827.

Easement granted to The State of Tennessee by instrument recorded in Book 4318, Page 544. Bill No. 084-571 closing Alley No. 234 extending from 12th Avenue S Westerly to the Easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.

Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway recorded in Book 4370, Page 916 and Book 4395, Page 715.

Arts Center Redevelopment Plat containing restrictive covenants of record in Book 10965, Page 404, as amended in Book 11625, Page 252 and further amended in Instrument No. 20020715-0084598.

Arts Center Redevelopment Plan in Ordinance #98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, recorded in the Metropolitan Clerk's Office for Davidson County, Tennessee.

The plat survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the Southeast portion of property.

Restrictions of record in Instrument No. 20131231-0131305.

Declaration of Easements and Restrictive Covenants as set forth in instrument recorded in Instrument No. 20121227-0119217.

This is improved property located at 1212 Laurel Street #505 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of February, 2019.

Vernetta L. Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vernetta L. Harris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand; at office, this 14th day of February, 2019.

Janet McNeil
Notary Public

My Commission Expires: March 21, 2022

JANET MCNEIL
Notary Public, Georgia
Henry County
My Commission Expires
March 21, 2022